प्रादेशिक योजना, पुणे
आजगी जैवतंत्रज्ञान उद्योगांना दुप्पट
च.क्षे.नि. मंजूर करणेच्या अनुषंगाने
कलम २०(३) अन्वये नोटीस प्रसिध्द
करणेबाबत.

महाराष्ट्र शासन
नगर विकास विभाग,
मंत्रालय, मुंबई - ४०० ०३२
दिनांक : ०३.०६.२०१०

शासन निर्णय क्रमांक-टिपीएस-१८१०/अनौस.१८३/प्र.क्र.२१३७/२०१०/नवि-१३

शासन निर्णय :- सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या राजपत्रामध्ये प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

(वि. म. रानडे)
अवर सचिव, महाराष्ट्र शासन.

प्रति,
विभागीय आयुक्त, पुणे विभाग, पुणे.
संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
जिल्हाधिकारी, पुणे.
उपसंचालक नगर रचना, पुणे विभाग, पुणे.
सहाय्यक संचालक नगर रचना, पुणे शाखा, पुणे.
व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, पुणे विभाग, पुणे पुरवणी भाग-१ मध्ये प्रसिद्ध करून त्याच्या प्रत्येकी ५ प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, पुणे विभाग, पुणे, सहाय्यक संचालक नगर रचना, पुणे शाखा, पुणे, यांना पाठवाव्यात)

कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदर सूचना शासनाच्या वेबसाईटवर प्रसिद्ध करावी.

कृपया मागे पहा. . . .

Repet Notification Dt.23.11.09

सहायक संचालक, माहिती व जनसंपर्क संचालनालय, मंत्रालय, मुंबई

(त्यांना विनंती करण्यात येते की, प्रस्तूत सूचना जाहीरात म्हणून कृपया प्रसिध्द करण्यात यावी व प्रस्तुत सूचना कोणत्या दिनांकास प्रसिध्द करण्यात आली आहे, त्याबाबतची माहिती शासन, संचालक नगररचना, महाराष्ट्र राज्य, पुणे, उप संचालक नगर रचना, पुणे विभाग, पुणे, सहायक संचालक नगर रचना, पुणे शाखा, पुणे, यांना यावी, प्रसिध्दीबाबतच्या सूचना खालीलप्रमाणे आहेत.)

१.जाहीरात देण्या-या कार्यालयाचे नांव - नगर विकास विभाग, मंत्रालय, मुंबई-३२

२.जाहीरात कोणत्या दिनांकापर्यंत यावयाची आहे	-	तात्काळ
३.प्रसिध्दीचे स्वरुप	-	सर्वाधिक खपाच्या स्थानिक वृत्तपत्रात
४.कोणत्या जिल्हयात	-	पुणे
५.किती वृत्तपत्रात	-	एका इंग्रजी व एका मराठी वृत्तपत्रात
६.वृत्तपत्राचे नांव	-	सर्वाधिक खपाच्या स्थानिक वृत्तपत्रात
७.कितीवेळा	-	एकदा
८.जाहीरात खर्चाचे देयक कोणत्या अधिका-याकडे पाठवावयाचे	-	संचालक नगर रचना, महाराष्ट्र राज्य,पुणे

निवड नस्ती(नवि-१३)

NOTICE

Government of Maharashtra,
Urban Development Department

Dated :- 03.06.2010

TPS-1810/UOR-183/CR-2137/2010/UD-13

Maharashtra Regional & Town Planning Act 1966.

Whereas, Govt. in Industry, Energy and Labour Department vide Govt. Resolution No. DTP 2008/ CR-1608/ Ind-2 dated 10/2/2009 (hereinafter referred to as the said Resoluation) has decided eligibility for development of private Biotech parks and also decided to develop private biotech park on the similar lines of Information Technology park..

And whereas, Government in Urban Development Department vide its order No. TPB 4309/419/CR.22/2009/UD-11 dated 22/02/2009 and 27/02/2009 has directed to all the planning Authorities to make provision in their respective Development control Regulations for the additional FSI to buildings of Biotechnology units.

And whereas the contents of the said Resolution has been examined with reference to the Pune Regional Plan (hereinafter referred to as said Regional Plan) and its is felt necessary to make amendments to the said Regional Plan in regard to the permissibility of Private Biotech Parks in Agricultural / No Development Zones, FSI available for Biotech Parks etc.

And whereas, as provided in sub section (2) of section 20 of M.R.& T.P.Act 1966 (hereinafter referred to as ' the said Act ') Government is of the opinion that it is necessary to add the said regulation, as have been more specifically described in the scheduled hereunder (hereinafter referred to as " the said modification");

And whereas, as provided in subsection (3) of section 20 of the said Act, suggestions and objections, if any to the said modification are invited from the general public in Maharashtra Government Gazette. The suggestions/ objections shall be addressed to the (concerned) Divisional Deputy Director of Town Planning who is hereby authorized to hear the persons and submit the report to Government.

Suggestions and objections received within a period of 60 days from the date of publication of this notice in the Gazette shall only be considered.

Repet Notification Dt.23.11.09

SCHEDULE

(Special Regulations for development of Bio-technology Park)

Modification No.	Subject	Version of modification
1	Definition	The Biotechnology Units/ Parks shall mean Biotechnology units / parks which are certified by the Development Commissioner (Industries) or any officer authorized by him in his behalf. The biotechnology park and unit / units outside park shall have minimum land area of 2 acres or 20000 sq.ft built up area. The said requirement of 20000 sq.ft. shall be as per normal permissible FSI and without considering permissible additional FSI/Free of FSI area.
2	Biotechnology Units /Park to be allowed in Service Industries Zone (I-1)	Biotechnology Units/Park shall be permitted in I-1 Zone and Services Industrial Estates on all plots fronting on roads having width more than 12 meter"
3	Biotechnology Units/Park to be allowed in General Industries Zone (I-2) and Special Industrial Zone (I-3)	"Biotechnology Units/Park shall be permitted on all plots fronting on roads having width more than12 meter".
4	Biotechnology Units /Park to be allowed in No Development Zone/ Green Zone earmarked in the Regional Plan.	I) Biotechnology units/parks shall be permitted in No. Development Zone/Green Zone subject to following conditions:- (i) Maximum FSI limit shall be 0.20 and as far as possible the development shall be at one place of the total land. (ii) The ground coverage shall not exceed 10% of the are a of plot. (iii) Tree plantation shall be done at the rate of 500 Trees/Ha.on the remaining land excluding the built up area and the surrounding open space/utility space. (iv) The maximum height of buildings shall not exceed 24 mt. (v) Essential residential development for the staff/officer's accommodation shall be up to the extent of 33% of the permitted built up area. (vi) These users shall be permitted in No Development Zone, within a distance of 3 km. from the adjoining developable zone. vii) Biotechnology units/parks shall be permitted on plots fronting on roads having width more than 12 meter.

5	Additional FSI to Biotechnology Units/ Parks	Subject to approval by Director of Industries, the Deputy Director of Town Planning Divisional Office may permit the floor spaces indices specified in these regulations to be exceeded to the extent of 100% over and above the permissible FSI (including for Biotechnology Units/ Park located in NDZ/Green Zone / Agriculture Zone proposed in the Regional Plan) (i) Out of total built up area minimum 90% shall be used for Biotechnology purpose and maximum 10% (by deducting parking spaces) shall be used for ancillary users such as specified in the Govt. Resolution of Industry, Energy and Labour Deptt. No. BTP 2008/CR-1608/IInd-2, dated 10/2/09 (ii) Additional FSI to Biotechnology units would be available to Biotechnology parks duly approved by the Directorate of Industries and after observance of all the regulations of environment. (iii) Parking spaces, as per the provisions of Development Control Regulations shall be provided subject to minimum requirement of one parking space per 100 sq.mt. built up area. (iv) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25% of the present day market value of the land under reference as indicated in the Ready Reckoner. (v) 100% of the Premium so collected by the Deputy Director of Town Planning Pune Divisional Office shall be paid to the Government. (vii) No condonation in the required open spaces, parking and other requirement prescribed in the regulations shall be allowed in case of additional FSI. (viii) Development of biotechnology park shall be done as per the guidelines issued by Industries Department vide the said resolution.

Note :-

The afore said notice is made available for inspection of the general public in the office hours on all working days at the following offices.

(1) The Director of Town Planning, Maharashtra State, Pune, Central Building, Pune-1
(2) Deputy Director of Town Planning, Pune Division, Pune.
(3) Collector, Pune District.
(4) Assistant Director of Town Planning, Pune Branch, Pune.

By order and in the name of the Governor of Maharashtra.

V.M.Ranade

(V.M. Ranade)
Under Secretary to Government.

Repet Notification Dt.23.11.09